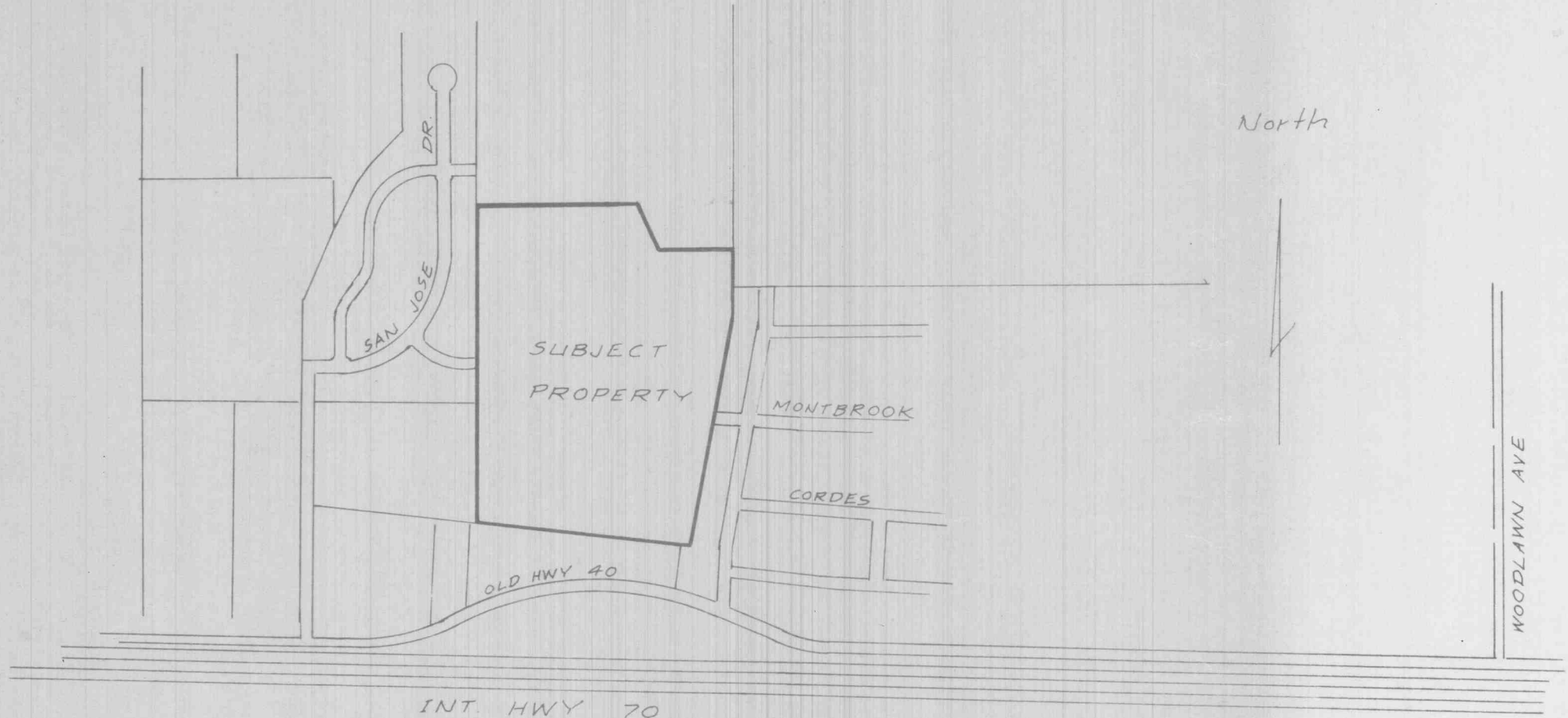


WESTBROOK MANOR SUBDIVISION

(CITY OF O'FALLON, MISSOURI)



LOCATION MAP

GENERAL NOTES

1. All Sanitary Sewer Lines Are 8" VCP, Unless Otherwise Noted.
2. All Sewers Shall Meet A.S.T.M. Specification C-200, With Joint Conforming To A.S.T.M. Specification 425-64.
3. Minimum Slope For 8" VCP Shall Be 0.40%.
4. Minimum Ground Cover Shall Be 3 Feet. If Cover Must Be Less Than 3 Feet, Sewers Shall Be Encased In Concrete.
5. Minimum Street Grade Is 0.50% Maximum Is 10.0%

NOTES:

- All Easements Along Front Property Lines Are 5 Feet Wide, Unless Otherwise Noted.
- All Easements Along Side Property Lines Are 5 Feet Wide, Unless Otherwise Noted.
- All Easements Along Rear Property Lines Are 10 Feet Wide, Unless Otherwise Noted.
- Minimum Lot Size Is 10,000 Square Feet
- All Lots Have A Minimum Width Of 75 Feet At The Bldg. Line
- All Building Lines Are 30 Feet.
- No Cul-De-Sac Lot Has A Front Width Of Less Than 35 Feet.



This is to certify that at the request of EMSCO CORPORATION, a Missouri corporation, I have surveyed and subdivided a tract of land partly in Fractional Section 29, Township 47 North, Range 3 East, St. Charles County, Missouri, and that the results of said survey and subdivision are correctly represented upon this plat surveyed during May, 1971.

Richard D. Metts L. S. 11113

The undersigned EMSCO CORPORATION, a Missouri corporation, has caused the land described in the above surveyor's certificate to be surveyed and subdivided as shown on this plat; and the undersigned EMSCO CORPORATION, being the owner of the land above described, which subdivision and plat shall hereafter be known as "WESTBROOK MANOR SUBDIVISION", hereby declares said subdivision to be subject to the Restrictions as set forth in an instrument dated the day of _____, executed by EMSCO CORPORATION, and filed for record in Book _____, Page _____, in the Office of the Recorder of Deeds, St. Charles County, Missouri.

All easements shown on the above plat are hereby designated as utility easements.

All lots shown above are hereby designated for single family dwelling purposes unless otherwise indicated.

IN TESTIMONY WHEREOF, the undersigned have hereunto set their hands this _____ day of _____, 1971.

EMSCO CORPORATION,
A Missouri corporation

ATTEST: Secretary, Delmar C. Enge President, Leo P. Scott

STATE OF MISSOURI)
) ss.
COUNTY OF ST. CHARLES)

On this _____ day of _____, 1971, before me personally appeared Leo P. Scott, to me personally known, who being by me duly sworn, did say that he is the President of EMSCO CORPORATION, a corporation organized and existing under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instruments were signed and sealed on behalf of said corporation by authority of its Board of Directors, and that said Leo P. Scott acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in St. Charles County, Missouri, and day and year first above written.

My term of office expires: _____ Notary Public



STATE OF MISSOURI)
CITY OF O'FALLON) ss.
COUNTY OF ST. CHARLES)

I, _____, City Clerk, hereby certify that Ordinance No. _____ approving this plat and directing me to endorse same by hand and seal was duly passed and approved by the City Council, of the City of O'Fallon, Missouri and same approved by the Mayor of said City on the _____, and as Ordinance directed, I hereby endorse said plat by my hand and seal of office this _____ day of _____, 1971.

WESTBROOK MANOR SUBDIVISION
O'FALLON, MO.

METTS SURVEYING COMPANY, INC.
O'FALLON, MO. 63360 272-6680

DWN. DATE ORD